



## Covington Estates JSP15-02

### Covington Estates JSP15-02

Public hearing at the request of Biltmore Land, LLC for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan. The subject property is located in Section 31 north of Eight Mile and West of Garfield in the RA, Residential Acreage District. The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel to construct 38 single-family residential units.

### Required Action

Recommend approval/denial of the Residential Unit Development (RUD) Plan to the City Council.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-27-15 Revised: 07-10-15	<ul style="list-style-type: none"> <li>▪ <b>City Council modification of lot size and width requested</b></li> <li>▪ <b>City Council reduction of required building setbacks requested consistent with lot size and width modification</b></li> <li>▪ Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Engineering	Approval recommended	03-26-15 Revised: 07-07-15	<ul style="list-style-type: none"> <li>▪ <b>City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter.</b></li> <li>▪ <b>City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between eight mile and emergency access.</b></li> <li>▪ Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Landscaping	Approval recommended	03-16-15	Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	03-20-15	Items to be addressed on the Preliminary Site Plan submittal
Wetland	Approval recommended	03-24-15	Items to be addressed on the Preliminary Site Plan submittal
Woodland	Approval recommended	03-24-15	Items to be addressed on the Preliminary Site Plan submittal
Fire	Approval recommended ordinance	03-13-15	Items to be addressed on the Preliminary Site Plan submittal

## Motion sheet

### Approval –RUD

In the matter of Covington Estates, JSP15-02, motion to **recommend approval** of the Residential Unit Development (RUD) Plan subject to and based on the following findings:

- a. The Site is appropriate for the proposed use;
- b. The development will not have detrimental effects on adjacent properties and the community;
- c. The applicant has clearly demonstrated a need for the proposed use;
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;
- f. Relative to other feasible uses of the site:
  1. All applicable provisions of Section 3.29.8.B of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
  2. Adequate areas have been set aside for all walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development;
  3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
  4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
  5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
  6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
  7. The RUD will be compatible with adjacent and neighboring land uses;
  8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
  9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;
  10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
  11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;
  12. The Planning Commission is satisfied that the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
  13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
  14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the

surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.

- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in preserving and creating open space and recreational area as noted in Section 3.29.8.B.x of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;
- h. City Council reduction of permitted building setbacks consistent with the proposed reduction in lot size and width;
- i. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter;
- j. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access;
- k. (additional comments here if any)

*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**-OR-**

**Denial – RUD**

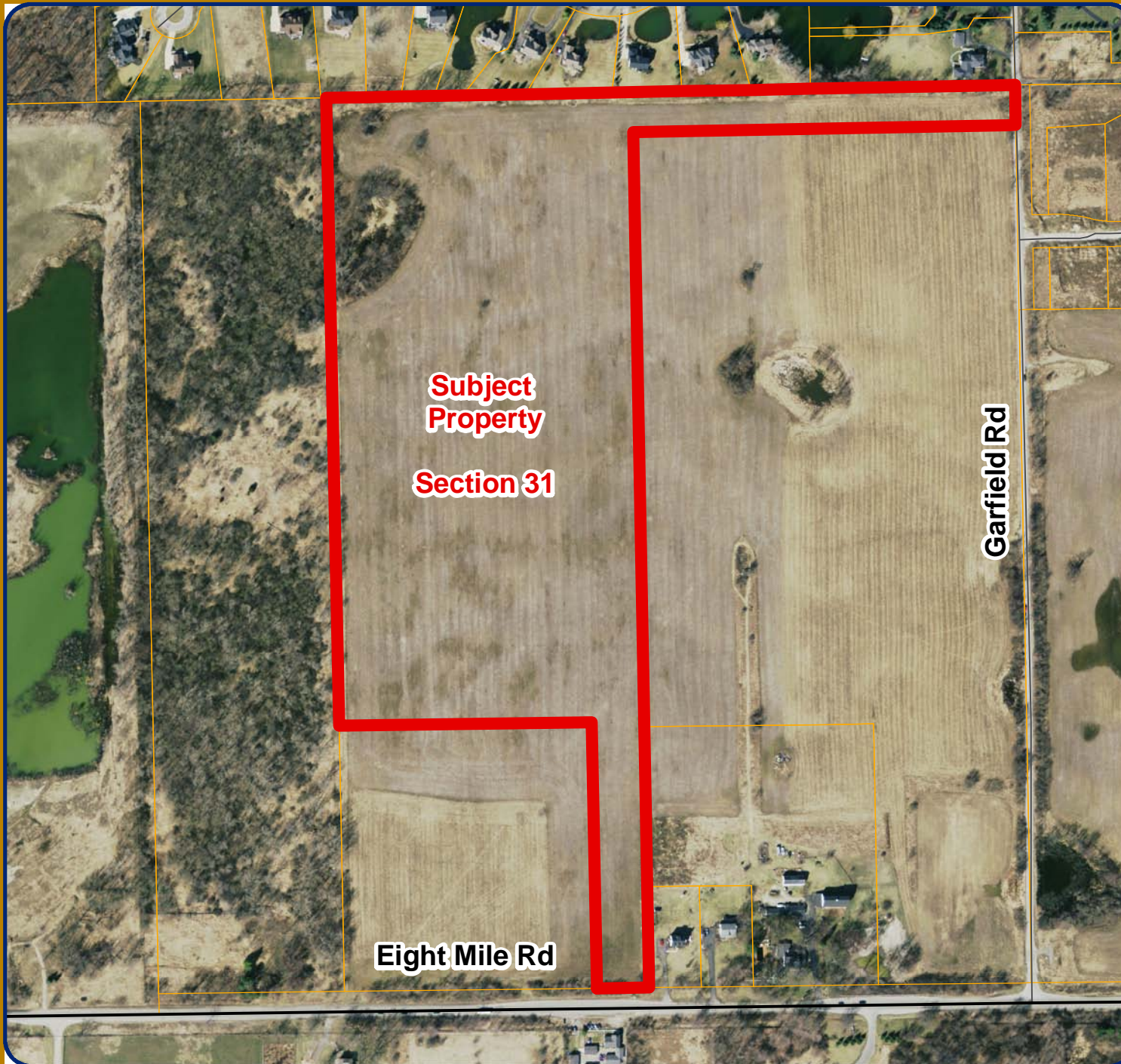
In the matter of Covington Estates, JSP15-02, motion to **recommend denial** of the Residential Unit Development Plan...*(because the proposed RUD would not satisfy the findings and conditions noted in Sections 3.29 of the Zoning Ordinance.)*

Maps  
Location  
Zoning  
Future Land Use  
Natural Features



# JSP 15-02 Covington Estates

Location

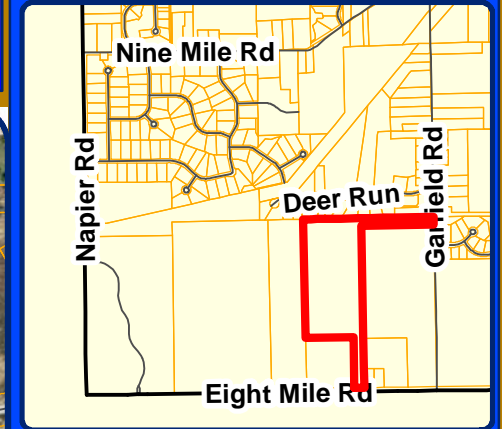


**Subject  
Property**

**Section 31**

**Garfield Rd**

**Eight Mile Rd**



**City of Novi**

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Sri Komaragiri  
Date: 08/06/15  
Project: JSP15-02 Covington Estates  
Version #: 1



1 inch = 417 feet



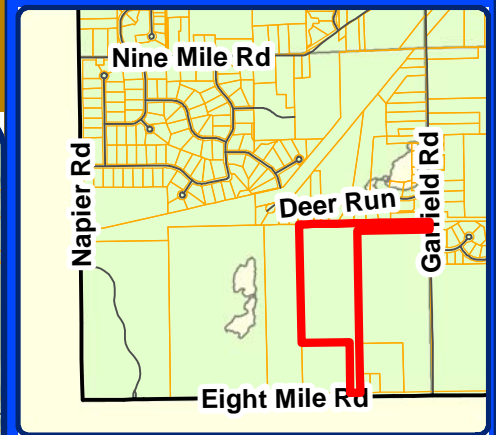
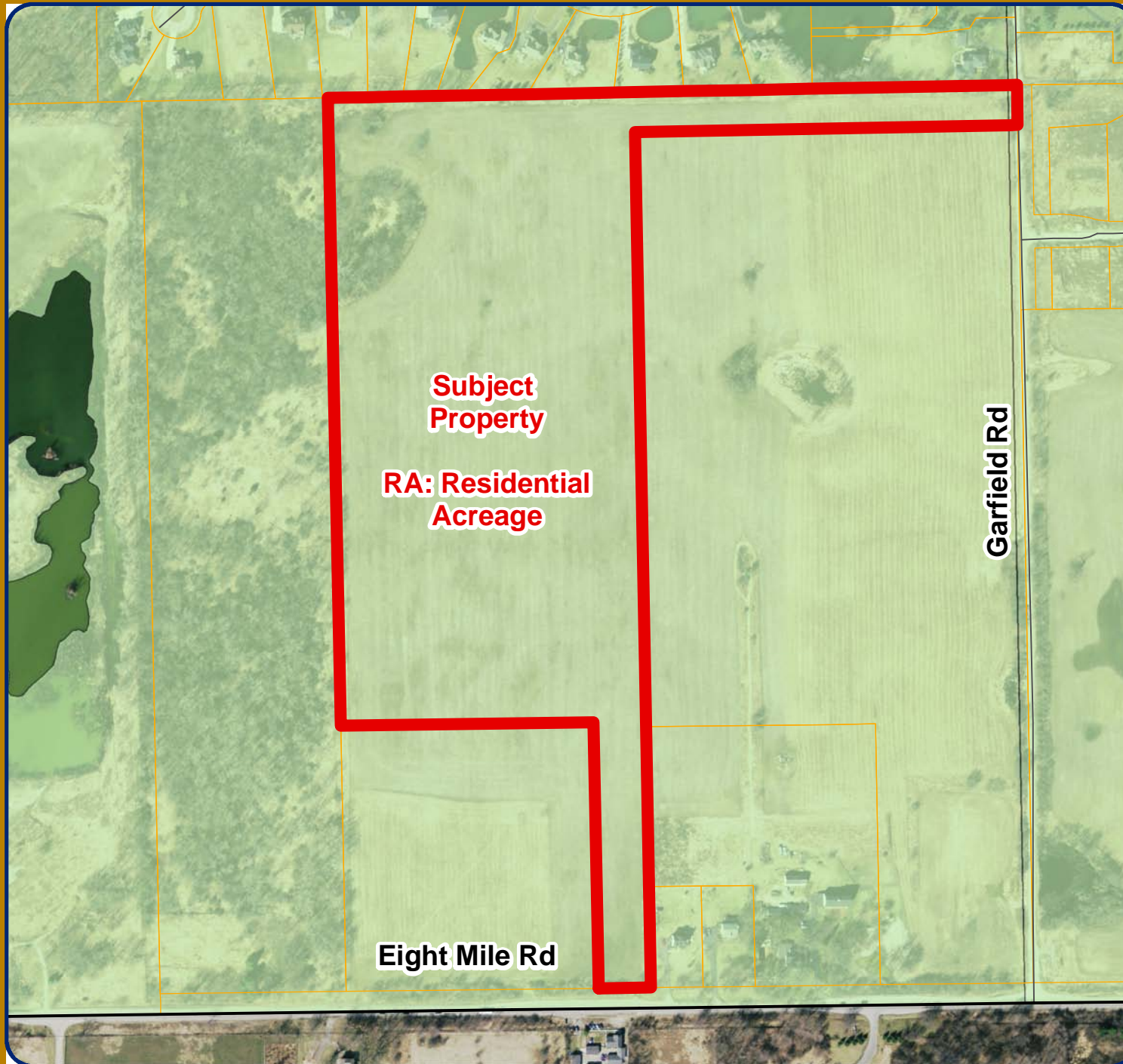
### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



# JSP 15-02 Covington Estates

Zoning



## Legend

 R-A: Residential Acreage



City of Novi

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City Hall / Civic Center  
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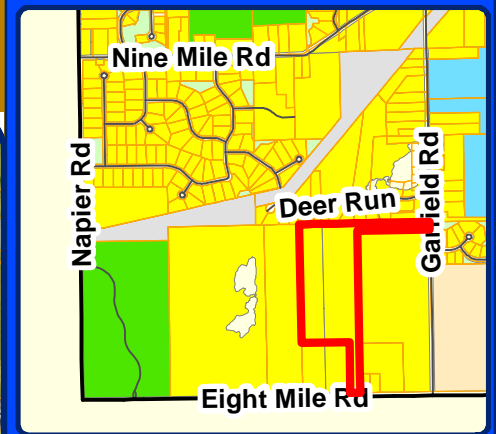
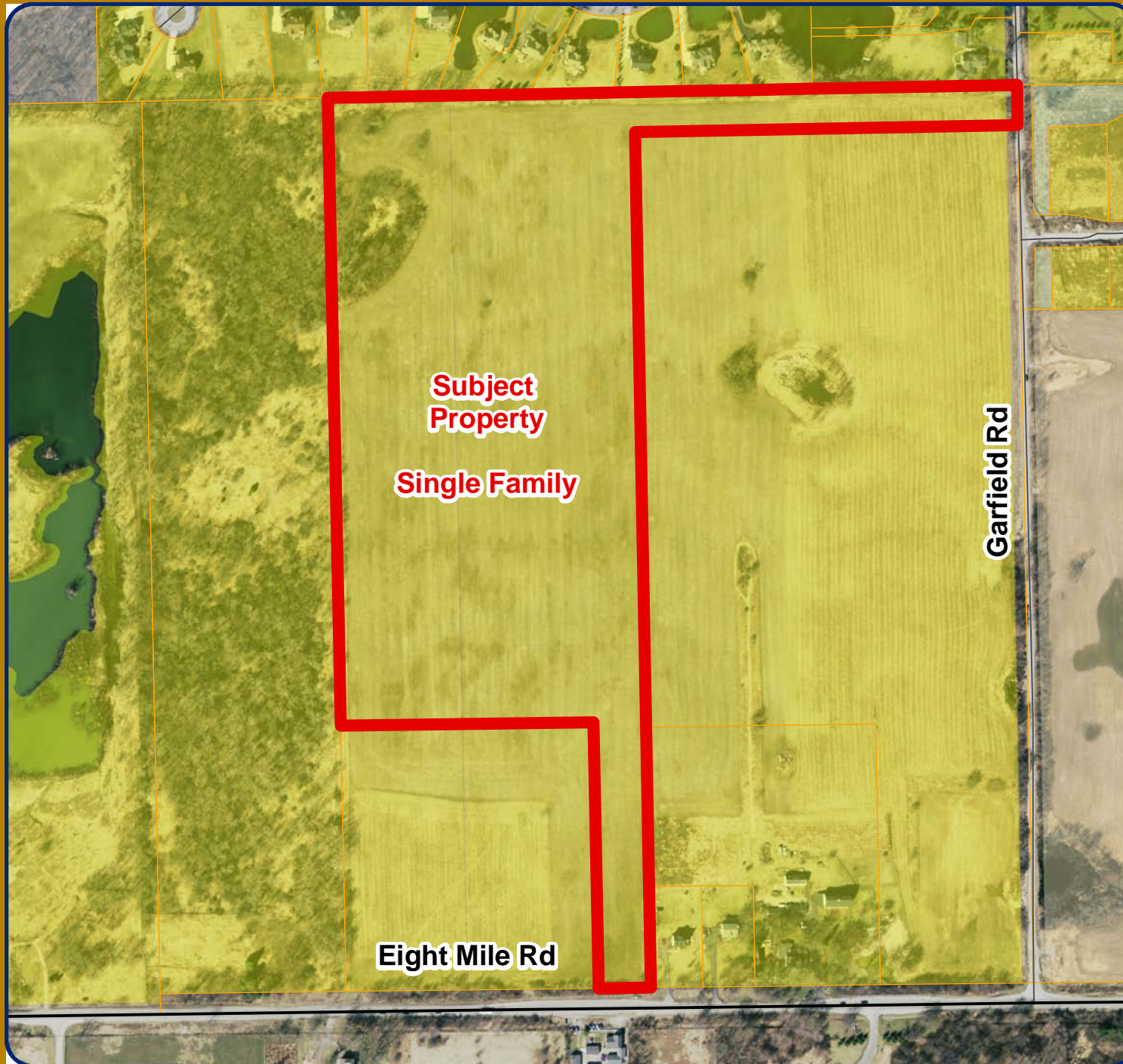
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



# JSP 15-02 Covington Estates

Future Landuse



## Legend

-  SINGLE FAMILY
-  EDUCATIONAL FACILITY
-  PUBLIC
-  PUBLIC PARK
-  PRIVATE PARK
-  UTILITY



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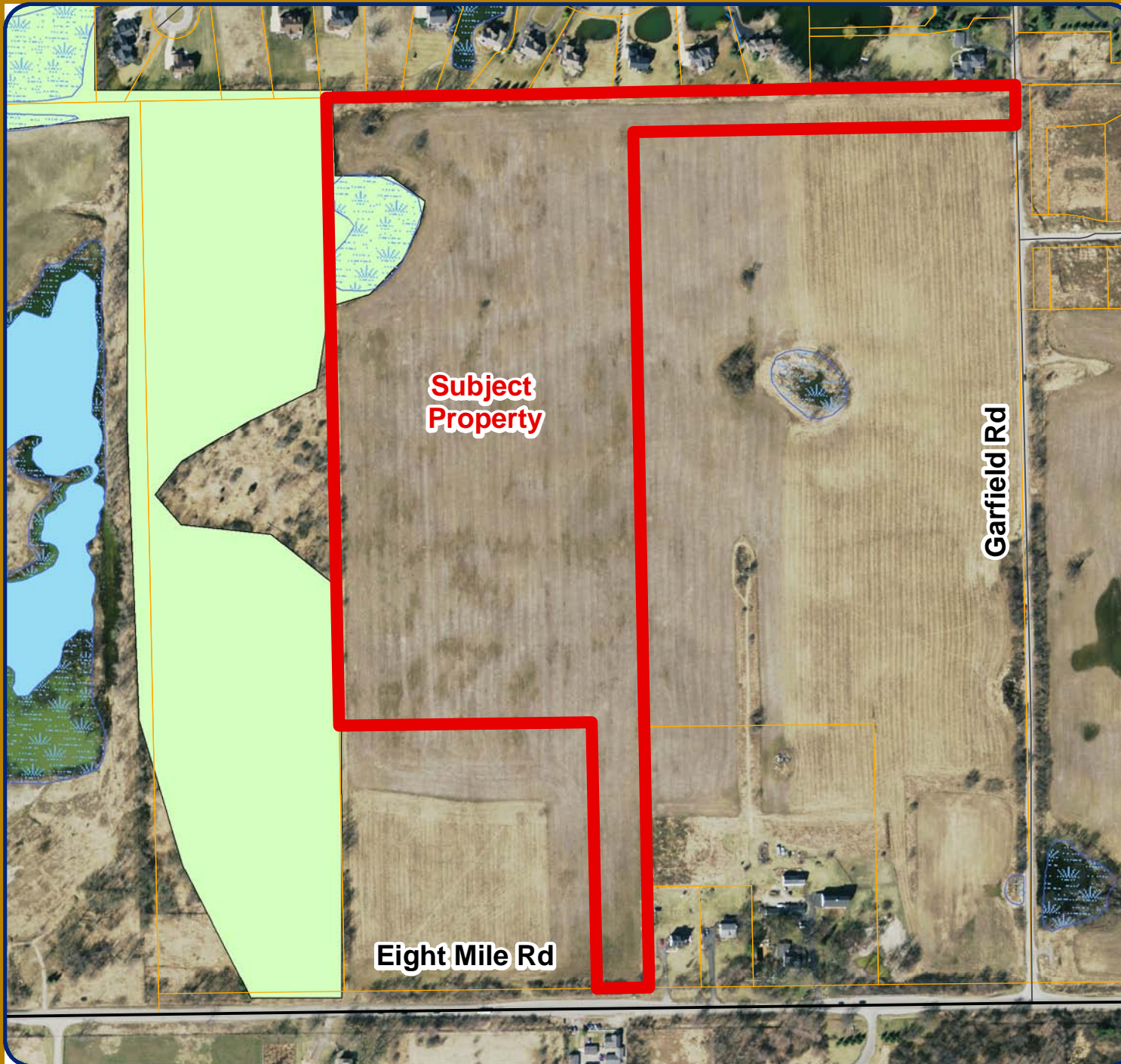
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# JSP 15-02 Covington Estates

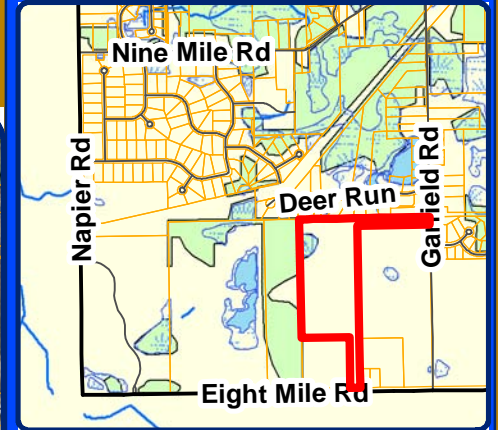
## Natural Features



**Subject  
Property**

**Garfield Rd**

**Eight Mile Rd**



### Legend

-  Wetlands
-  Woodlands



### City of Novi

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## Site Plan

(Full size plans will be available for viewing at Community Development Department )



**COVINGTON ESTATES**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST,  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN  
 RESIDENTIAL UNIT DEVELOPMENT



**LEGEND**

- DECIDUOUS TREE - 2.5" - 3" CAL.
- EVERGREEN TREE - 8" HT.
- ORNAMENTAL TREE SMALL TO MEDIUM 2-2.5" CAL./8" HT.
- DECIDUOUS SHRUB 18"-24" HT.
- EVERGREEN SHRUB 24" HT./24" SPD.
- EXISTING TREE TO REMAIN

**LOCATION MAP**

3" = 1 MILE

CDT BENJAMIN FID  
 BENCH MARK IN SOUTH FACE  
 OF CONCRETE  
 BE AT 11.72

SHEET NO. <b>R-1</b>	<input checked="" type="checkbox"/> PRELIMINARY	CLIENT BLTMORE LAND LLC	PROJECT NO. 14-031	FIELD BOOK XXX
	<input type="checkbox"/> CONSTRUCTION	SCALE 1" = 50'	DATE 12-19-2014	CHECKED BY C.T.
	<input type="checkbox"/> AS-BUILT	DRAWN BY O.G.		

**PRELIMINARY LANDSCAPE PLAN**

**FAZAL KHAN & ASSOCIATES INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 4378 HOSHORN STERLING HEIGHTS, MI 48313  
 PHONE (586) 739-8007 FAX (586) 739-6994  
 WWW.FAZALKHAN.COM

**COVINGTON ESTATES**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1  
 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY,  
 MICHIGAN

DATE:	REMARKS:	BY:

CALL MISS DIG  
 72 HOURS  
 5 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-462-7171  
 or 811  
 CALL811.COM (TOLL FREE)

## Planning Review



# PLAN REVIEW CENTER REPORT

July 10, 2015

## Planning Review

Covington Estates RUD

JSP15-02

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### Petitioner

Biltmore Land, LLC

### Review Type

RUD Plan

### Property Characteristics

- Site Location: West of Garfield Road and North of Eight Mile Road (Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North, East and West: RA; South (Northville Township) Maybury State Park
- Current Site Use: Vacant
- Adjoining Uses: East and West: Vacant; South: Maybury State Park; North: Single-Family Residential
- School District: Northville Community School District
- Site Size: 48.83 acres
- Plan Date: 04-16-15

### Project Summary

The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel north of Eight Mile and West of Garfield in order to construct 38 single-family residential units. Four of the total units are consistent with the underlying zoning (RA) requirements. The rest are consistent with R-1 requirements. The ordinance states that an RUD shall include detached one-family dwelling units, as proposed. While a variety of housing types is expected in an RUD, the overall density generally shall not exceed the density permitted in the underlying zoning district. The proposed density is 0.8 units per acre consistent with the RA, Residential Acreage zoning of the site. The remainder of the site (39%) is intended to be open space. The applicant is proposing a gated community.

### Recommendation

Staff **recommends approval of the RUD Plan** to allow for the development of the subject property. If the RUD Plan and RUD Amendment are approved by the City Council, the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan will be considered by the Planning Commission.

### RUD Standards

The Planning Commission and City Council are asked to consider the following noted in **Section 3.29.8.A** when evaluating the proposed RUD. Staff comments are (underlined and bracketed). Items for the applicant to address **prior to Planning Commission Meeting** are highlighted in **bold** text.

- a) The appropriateness of the site for the proposed use;
- b) The effects of the proposed use upon adjacent properties and the community;
- c) The demonstrable need for the proposed use;
- d) The care taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;  
[The site is zoned RA which is intended for single family low-residential development. However, it fits well with the development patterns that are happening in the surrounding properties. The proposed density is kept at 0.8 DUA per RA requirements, but the applicant is requesting reduction to lot sizes and preservation of open space!]
- e) The existence of clear, explicit, substantial and ascertainable benefits to the City from the RUD.



[The applicant should provide a narrative describing the benefits of the RUD and demonstrate a need for the proposed RUD as part of their response letter prior to proceeding to the Planning Commission]

The Planning Commission and City Council shall consider the following factors noted in Section 3.29.8.B as part of their evaluation of the RUD Amendment. Staff comments are italicized and bracketed.

- a) *Whether all applicable provisions of this Section [3.29.8.B of the Zoning Ordinance], other applicable requirements of this Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met.*

[Submit the following as required per section 3.29.7, such as, but not limited to

- **The topography survey indicating the trees to be removed. Refer to Woodland review letter for more detail.**
- **A written statement explaining in detail the full intent of the applicant as explained in section 3.29.7.F]**
- **Additional information as requested in other review letters**

- b) *Whether adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development. The applicant shall make provisions to assure that such areas have been or will be committed for those purposes.*

[A 1.12 mile walking trail is proposed as part of the proposed development. The applicant has set aside 39 % of the proposed development area as open space, some of which will have woodchip pathways running through it, storm water facilities and regulated wetlands.] **The applicant is suggested to look into alternate hard surface options for the proposed pathway as well as widening it. This would enable the pathway to be used for multiple purposes such as biking and walking. Considering pervious hard paving would also help with natural aesthetic, easy maintenance and help with storm water run-off**

- c) *Whether traffic circulation features within the site and the location of parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.*

[The applicant has provided for safe traffic flow as indicated in the traffic review letter.]

- d) *Whether, relative to conventional one-family development of the site, the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service, or, in the alternative, the development will provide onsite and offsite improvements to alleviate such impacts.*

[The development will not have a detrimental impact on existing thoroughfares over and above development under the existing zoning as indicated in the traffic review letter.]

- e) *Whether there are or will be, at the time of development, adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water.*

[The applicant has not provided for adequate stormwater management and utilities.]**Please refer to the Engineering review letter for additional information required.**

- f) *Whether, and the extent to which, the RUD will provide for the preservation and creation of open space. Open space includes the preservation of significant natural assets, including, but not limited to, woodlands, topographic features, significant views, natural drainage ways, water bodies, floodplains, wetlands, significant plant and animal habitats and other natural features. Specific consideration shall be given to whether the proposed development will minimize disruption to such resources. Open space also includes the creation of active and passive*

*recreational areas, such as parks, golf courses, soccer fields, ball fields, bike paths, walkways and nature trails.*

[The applicant has set aside 39% of the proposed development area as open space, some of which will include woodchip paths. See comment for item "b" above. The applicant has proposed two benches at one location. **The applicant is suggested to look into proposing amenities at additional location along the trail.** Due to insufficient information about the grades along what appears to be Stormwater detention pond on the east side, staff is unable to analyze whether the proposed pathway provides a safe access. The pathway seems too close the contours. **Provide further information with regards to the contours in that area]**

- g) *Whether the RUD will be compatible with adjacent and neighboring land uses, existing and master planned.*  
[Existing single-family zoning surrounds the site. There was a recent RUD approved adjacent to this site.]
- h) *Whether the desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD.*
- i) *Whether any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD.*
- j) *Whether the proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for school and park sites, and to ensure compatibility with adjacent and neighboring land uses.*  
[A reduction in lot sizes below the Zoning Ordinance standards is proposed which is compatible to the adjacent land use.]
- k) *Evaluation of the impact of RUD development on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations.*  
[Staff is unable to make the determination due to insufficient information, which should be remedied with the additional information that is being requested. **The current infrastructure connections are dependent on future construction in the neighboring properties (Ballantyne). Alternative infrastructure connections should be provided in the event that the adjacent construction is not complete prior to the construction on the subject property]**
- l) *Whether the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements.*  
[Will be reviewed at the time of Preliminary Site Plan approval. Applicant should express intent in this regard.]
- m) *Whether the applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development.*  
[Applicant indicated his intent that the new development would be regulated under the provisions of a proposed master deed and associated by-laws.]
- n) *Whether any proposed deviations from the area, bulk, yard, and other dimensional requirements of the zoning ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.*

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0(Use Standards), Article 5.0(Site Standards) and any other applicable

provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant and or Planning Commission/City Council.

1. RUD Intent: As an optional form of development, the RUD allows development flexibility of various types of residential dwelling units (one-family, attached one-family cluster). It is also the intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are located in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards in order to accomplish specific planning objectives.

*This flexibility is intended to reduce the visual intensity of development; provide privacy; protect natural resources from intrusion, pollution, or impairment; protect locally important animal and plant habitats; preserve lands of unique scenic, historic, or geologic value; provide private neighborhood recreation; and protect the public health, safety and welfare. Such flexibility will also provide for:*

- *The use of land in accordance with its character and adaptability;*
- *The construction and maintenance of streets, utilities and public services in a more economical and efficient manner;*
- *The compatible design and use of neighboring properties; and*
- *The reduction of development sprawl, so as to preserve open space as undeveloped land.*

**Applicant should provide a written statement explaining in detail the full intent of the applicant as explained in section 3.29.7.F**

2. Lot Size and Area: One-family detached dwellings are subject to the minimum lot area and size requirements of the underlying district. RA zoning requires 43,560 sq. ft. lots that are a minimum of 150 ft. wide. The applicant has proposed a minimum size of 21,766 sq. ft. and a minimum width of 120 ft. **The City Council may modify lot size and width requirements where such modification will result in the preservation of open space for those purposes set forth in Section 3.29B of the Zoning Ordinance and where the RUD will provide a genuine variety of lot sizes.** The plans indicate that a total of 19.10 acres of open space will be maintained in this development (mostly in the perimeter buffering, the detention basin area), which is about 39 percent of the area of the site. The applicant has provided a summary of lot sizes throughout the entire development. There are a variety of lot sizes throughout the proposed development. Lots range from approximately 21,766 sq. ft. to 46,212 sq. ft., allowing for some variation in lot size, although most lots (34 out of 38) fall within the lower to mid-20,000 sq. ft. range.
3. Building Setback: One-family detached dwellings in an RUD are subject to the building setback regulations of the underlying zoning district, in this case the RA District. The RA District setbacks are listed in the attached planning review chart. The applicant has proposed reduced building setbacks consistent with the proposed lot size. **This setback reduction would be permitted provided the City Council agrees to the reduction in lot size and area noted above.**
4. Submittal Requirements: The applicant has not submitted all the items noted in Section 3.29.7. **Submit a written statement regarding the expected population for the RUD Plan; Refer to response to item "a" in Page 2.**
5. Streets (Subdivision Ordinance: Sec. 4.04): Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: practical difficulties because of topographic conditions or natural features or would create undesirable traffic patterns. **A Design construction standards variance is required for this deviation approved by City Council. The deviation should be part of the RUD agreement. Please submit the required form.**
6. Sidewalks: The applicant has proposed 8' sidewalks along Eight Mile Road and Garfield Road. **Refer to Engineering comments with regards to pathways within the site.**
7. Special Land Use: The Planning Commission shall also consider the standards for Special Land Use approval as a part of its review of the proposed RUD, per Section 6.2.
8. Master Deed and By-laws: The Master Deed and By-laws must be submitted for review with the Final Site Plan submittal.
9. Lighting: The City Council recently passed a text amendment requiring an entrance light at all residential developments. **The applicant should send via email a plan showing the location of a**

**proposed entrance light. Once the proposed location has been approved by the Planning Division, the applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light. Attached are the options available through DTE for residential development entrance lighting.**

10. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

### Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department. Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

### Street and Project Name

Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval. **The applicant should contact Richelle Leskun at [rleskun@cityofnovi.org](mailto:rleskun@cityofnovi.org) or 248-347-0579 to schedule a meeting.**

### Response Letter


With this submittal, all reviews are recommending approvals. This Site Plan is scheduled to go before Planning Commission on August 08, 2015. Please provide the following **no later than July 31, 2015** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters (including the ones sent in March 2015) and a request for waivers and variances as you see fit.
2. A PDF version of the all Site Plan drawings that were dated 4-16-2015. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A written statement explaining in detail the full intent of the applicant as explained in section 3.29.7.F, as requested in this review letter

### Other Reviews:

1. Engineering Review: Additional comments to be addressed during revised submittal. Engineering recommends denial
2. Landscape Review: Additional comments to be addressed during next submittal. Landscape recommends approval.
3. Wetland and Woodland Review: There are wetlands on site. No further review of wetlands would be necessary if no changes are made to the submittal. Additional information requested for woodlands. Refer to review letter. Woodlands recommend approval.
4. Traffic Review: Additional comments to be addressed during next submittal. Traffic recommends approval.
5. Facade Review: Not Applicable.
6. Fire Review: Additional comments to be addressed during next submittal. Fire recommends approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [skomaragiri@cityofnovi.org](mailto:skomaragiri@cityofnovi.org).



**PLANNING REVIEW SUMMARY CHART**

**Review Date:** July 10, 2015  
**Project Name:** JSP15-02 Covington Estates  
**Plan Date:** 27 February 2015  
**Prepared by:** Sri Komaragiri, Planner **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted August 25, 2010)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	38 Unit single family residential development with RUD option	Yes	<b>Planning Commission recommendation &amp; City Council approval RUD Plan – City Council approval RUD agreement – Site Plan or Plat normal approval process</b>
<b>Zoning</b> <i>(Effective December 25, 2013)</i>	RA: Residential Acreage district	Residential Unit Development (RUD)	Yes	
<b>Uses Permitted</b> <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings with RUD	Yes	
<b>RUD Residential Unit Development (Sec. 3.29) Height, bulk, density and area limitations (Sec. 3.1.1)</b>				
<b>Parcel Size</b> <i>(Sec. 3.29.1)</i>	At least 20 contiguous acres of land under single ownership	48.85 Acres	Yes	Agreement of sale document is submitted to confirm ownership
<b>Perimeter Buffering</b> <i>(Sec. 3.29.2)</i>	- Where the RUD abuts a one-family district, development of the land up to 330 feet shall be restricted to detached, one-family, non-clustered dwelling units. - All clustered housing dwelling units shall be at least 75 feet from any peripheral property line.	Detached one-family, non-clustered dwelling units are proposed.	NA	
<b>Density</b> <i>(Sec. 3.29.3A)</i>	For RA: maximum dwelling units per net acre is 0.8	0.8 DUA	Yes	
<b>Additional density credit</b> <i>(Sec 3.29.3B)</i>	- Watercourses and bodies of water - Quality wetlands less than 2 acres	Applicant did not apply for additional density credit	NA	

Item	Required Code	Proposed	Meets Code	Comments						
	<ul style="list-style-type: none"> <li>- Wetland and watercourse setback areas</li> <li>- Regulated woodlands</li> <li>- Local important plant/animal habitats</li> <li>- Historical buildings</li> <li>- Recreational areas</li> </ul>									
<b>Lot Area</b> (Sec 3.29.4) & (Sec 3.1.1)	One-family detached dwellings are subject to the minimum lot area requirements of the underlying district. <b>RA zoning requires 43,560 sq. ft. lots.</b>	<b>34 Units @ 0.5 Acres minimum</b> (50% reduction) Consistent with R-1 requirements  <b>4 Units @ 1 Acre minimum</b> Consistent with RA requirements	No	<b>No lot shall be of an area or width less than that required in the R-3 zoning district unless the parcel is in R-4 zoning district.</b>  The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this <b>section 3.29.B</b> and where the RUD will provide a genuine variety of lot sizes.						
<b>Lot Size</b> (Sec 3.1.1)	One-family detached dwellings are subject to the minimum lot width requirements of the underlying district. <b>RA zoning requires 150 ft. lot widths.</b>	<b>34 Units @ 120 ft minimum</b> (20% reduction) Consistent with R-1 requirements  <b>4 Units @ 150 ft minimum</b> Consistent with RA requirements	No	<b>No lot shall be of an area or width less than that required in the R-3 zoning district unless the parcel is in R-4 zoning district.</b>  <b>See comment above for City Council consideration requirements.</b>						
<b>Building Setbacks</b> (Sec 3.1.1)& (Sec 3.29.5)		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%;">For 0.5 Acre lots</th> <th style="width: 25%;">For 1 Acre lots</th> </tr> </thead> <tbody> <tr> <td></td> <td>R-1 Code</td> <td>RA Code</td> </tr> </tbody> </table>		For 0.5 Acre lots	For 1 Acre lots		R-1 Code	RA Code	No	If lot sizes are reduced in accordance with Sec. 3.29, yard requirements shall be governed by that zoning district which has minimum lot area and width standards that correspond to the dimensions of the particular lot. <b>City Council has to approve the reduction in lot sizes from RA to R-1</b>
	For 0.5 Acre lots	For 1 Acre lots								
	R-1 Code	RA Code								
<b>Front</b>	RA: 45ft. R-1: 30 ft.	30 ft.      45 ft.								
<b>Side</b>	RA: 20 ft. one side, 50 ft. two sides R-1: 15 ft. one side, 40 ft. two sides	20 ft. each side;40 ft. two sides      25 ft. each side;50 ft. two sides	No							
<b>Rear</b>	RA: 50 ft. R-1: 35 ft.	35 ft.      50 ft.	No							
<b>Deviations from standards</b> (Sec 3.29.6)	As part of the final approval of RUD plan, the City Council shall be authorized to grant deviations according to	Reduction to lot area, size and yard setbacks are proposed		<b>The City Council may modify lot area requirements where such modification will result in the preservation of open</b>						

Item	Required Code	Proposed	Meets Code	Comments
	section 3.29.6			space for those purposes set forth in this section 3.29.B and where the RUD will provide a genuine variety of lot sizes.
<b>Deviations from standards</b> (Sec 3.29.6)	As part of the final approval of RUD plan, the City Council shall be authorized to grant deviations according to section 3.29.6	Reduction to lot area, size and yard setbacks are proposed		<b>The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this section 3.29.B and where the RUD will provide a genuine variety of lot sizes.</b>
<b>Maximum % of Lot Area Covered</b> (By All Buildings) (Sec 3.1.1)	25%	Information is not provided at this point		
<b>Minimum Floor Area</b> (Sec 3.1.1)	1,000 Sq.ft.	3,200 sq ft. Provided as a written statement.	Yes	<u>Details reviewed at plot plan phase</u>
<b>Building Height</b> (Sec 3.1.1)	35 ft. or 2.5 stories whichever is less	No elevations provided at this time	NA	<u>Building height reviewed at plot plan phase. Please mention the tentative height.</u>
<b>Frontage on a Public Street.</b> (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed private road within the proposed condominium, with access to Eight Mile Road	Yes	<u>Frontage on Private road for individual lots is permitted for a Condominium development</u>
<b>Note to District Standards (Sec 3.6)</b>				
<b>Area Requirements</b> (Sec 3.6A & Sec. 2.2)	<ul style="list-style-type: none"> <li>- Lot width shall be measured between two lines where a front setback line intersects with side setback lines.</li> <li>- Distance between side lot lines cannot be less than 90% between the front setback line and the main building.</li> </ul>		Yes	
<b>Additional</b>	NA	Single family	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Setbacks</b> (Sec 3.6B)		development and no off-street parking		
<b>Exterior Side yard abutting Streets</b> (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
<b>Wetland/Water-course Setback</b> (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse is required	No wetland is contained within proposed unit.	No	Refer to wetlands review for additional comments
<b>Subdivision Ordinance</b>				
<b>Blocks</b> (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> <li>- Maximum length for all blocks shall not exceed 1,400 ft.</li> <li>- Widths of blocks shall be determined by the conditions of the layout.</li> </ul>	Lots are laid out such that the emergency access drive and internal streets avoid creating blocks longer than 1400 ft.	Yes	
<b>Lots: Sizes and Shapes</b> (Subdivision Ordinance: Sec. 4.02A)				
<b>Lot Depth Abutting a Secondary Thoroughfare</b> (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	All lots are at least 220'	Yes	
<b>Depth to Width Ratio</b> (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Maximum of 1.6:1 ratio is maintained	Yes	
<b>Arrangement</b> (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> <li>- Every lot shall front or abut on a street.</li> <li>- Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.</li> </ul>	<ul style="list-style-type: none"> <li>- All lots front on proposed streets</li> <li>- All lots conform to shape requirement</li> </ul>	Yes	
<b>Streets</b> (Subdivision Ordinance: Sec. 4.04)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> <li>- practical difficulties because of topographic conditions or natural features</li> <li>- Would create undesirable traffic</li> </ul>	Emergency access drive is located beyond 1300 ft. to align with the street layout in the adjacent lot.	Yes	<b>A DCS variance is required for this deviation approved by City Council. The deviation should be part of the RUD agreement. Please submit the required form.</b>



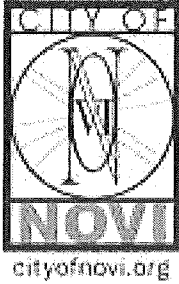
Item	Required Code	Proposed	Meets Code	Comments
	patterns			
<b>Topographic Conditions (Subdivision Ordinance Sec 4.03)</b>				
<b>A. Flood plain</b>	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	Not Applicable	NA	
<b>B. Trees and Landscaping</b>	Compliance with Chapter 37 and Article 5 of City Zoning Code	Landscape Plan is provided	Yes	
<b>C. Natural Features</b>	To be preserved Lots cannot extend into a wetland or watercourse	Wetlands exist on North west corner of the site which are un touched	Yes	
<b>D. Man-made Features</b>	To be built according to City standards	Not Applicable		
<b>E. Open Space Areas</b>	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> <li>- Require performance guarantee</li> <li>- Shall be brought to a suitable grade</li> <li>- Compliance with zoning ordinance</li> <li>- Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.</li> </ul>	The open space that is provided will need to meet these standards.		Refer to section 3.29.3B for Open space options.
<b>F. Non-Access Greenbelt Easements</b>	Along rear or side property lines for reverse frontage lots	No reverse frontage lots	NA	
<b>G. Zoning Boundary Screening</b>	A non-residential development abutting a residential development would need screening	Not Applicable		
<b>Sidewalks Requirements</b>				

Item	Required Code	Proposed	Meets Code	Comments
<b>Non-Motorized Plan</b>	No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property			
<b>Sidewalks within RUD</b> (Sec 3.29.12E) (Subdivision Ordinance: Sec. 4.05)	<ul style="list-style-type: none"> <li>- Shall meet the City of Novi Design and Construction Standards.</li> <li>- Such safety paths shall be at least five (5) feet in width along both sides of all public and private streets within the RUD.</li> <li>- Shall be placed 1ft. off property lines</li> <li>- Shall be required where necessary along retention ponds, open spaces to ensure continuity</li> </ul>	<ul style="list-style-type: none"> <li>- Sidewalks details are not provided at this time.</li> <li>- 5 ft. sidewalks are proposed along both sides of internal streets.</li> <li>- Unable to determine at this time.</li> <li>- A woodchip trail is proposed around the retention ponds. Width is not specified.</li> </ul>	No	<b>The applicant is suggested to look into alternate hard surface options for the proposed recreational pathway as well as widening it to eight feet. This would enable the pathway to be used for multiple purposes such as biking and walking. Considering pervious hard paving would also help with natural aesthetic, easy maintenance and help with storm water run-off</b>
<b>Public Sidewalks</b> (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 8' wide public sidewalk shall be constructed along all arterial and collector roads except in industrial districts	8' sidewalk proposed along Eight Mile Road and Garfield Rd within ROW	Yes	
<b>Application Requirements (Sec 3.29.7) Scale not smaller than 1"=200'</b>				
<b>Boundary Survey</b> (Sec 3.29.7A)	Prepared by registered land surveyor or Engineer		Yes	
<b>Topographic Map</b> (Sec 3.29.7B)	<ul style="list-style-type: none"> <li>- No more than 2 foot contour interval</li> <li>- All major trees of 8" or greater in diameter</li> <li>- Bodies of water and unbuildable areas</li> </ul>	Provided	Yes	
<b>Aerial Photograph</b> (Sec 3.29.7C)	A recent one not smaller than 1"=200'	An aerial photograph is provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>RUD Plan</b> (Sec 3.29.7D)	<p>Shall be provided on the RUD Plan</p> <ul style="list-style-type: none"> <li>- Functional use areas</li> <li>- Dwelling unit types</li> <li>- Proposed population densities</li> <li>- Traffic circulation plan</li> <li>- Other site uses such as recreation, parking etc</li> <li>- Open spaces for public or RUD residents</li> </ul>	<ul style="list-style-type: none"> <li>- No</li> <li>- Yes</li> <li>- No</li> <li>- Yes</li> <li>- Yes</li> <li>- Yes. But not specific</li> </ul>	No	<b>Provide further details about functional use areas and proposed population densities.</b>
<b>Utilities</b> (Sec 3.29.7E)	Contemplated storm and sewer plan	A preliminary utility plan is provided	Yes	Refer to Engineering Comments for requirements
<b>Statement of Intent</b> (Sec 3.29.7F)	<p>Required on RUD plan</p> <ul style="list-style-type: none"> <li>- Type of dwelling units</li> <li>- Resultant population</li> <li>- Soil surveys</li> <li>- Land use requests</li> <li>- Intended scheduling of the development</li> </ul>	<ul style="list-style-type: none"> <li>- Single Family Dwelling Units</li> <li>- 18B Fox Sandy Loam; 1-6 percent slopes</li> <li>- NA</li> <li>- Design 2015; Construction 2016; Houses in Summer 2016</li> </ul>	Yes	<b>This information was taken from Pre-application written statement. Please submit an updated one.</b>
<b>Statement of permanent preservation</b> (Sec 3.29.7G)	To assure permanent preservation and maintenance of open space areas, RUD amenities and common areas.	A note has been added to the plan.	Yes	Details will be outlined in the Master Deed and bylaws
<b>Phasing</b> (Sec 3.29.11)	According to site design manual	No phasing is proposed	NA	
<b>RUD Agreement</b> (Sec 3.29.10C)	The preliminary RUD plan approval shall be subject to and conditioned upon Council approval of an <b>RUD agreement</b> setting forth the terms and conditions of the RUD, once the tentative approval is granted.	Draft agreement not yet prepared.	NA	RUD Agreement may be approved by City Council once the RUD Plan is tentatively approved

Item	Required Code	Proposed	Meets Code	Comments
<b>Open Space Preservation</b> (Sec 3.29.15)	<ul style="list-style-type: none"> <li>- A schedule of completion of open space</li> <li>- Mechanism to preserve and maintain</li> <li>- In the event of failure, allowance for City to maintain and assess the cost to property owners</li> </ul>	A 5,900 ft. walking trail with features is intended within the open space		Applicant indicated that the details will be outlined in the Master Deed and bylaws
<b>Other Requirements</b>				
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval			<u>Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee</u>
<b>Development/ Business Sign</b>	Signage if proposed requires a permit.			<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li> <li>2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.</li> <li>3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.</li> </ol>				

## Engineering Review



## PLAN REVIEW CENTER REPORT

07/07/2015

### Engineering Review

COVINGTON ESTATES

JSP15-0002

#### Applicant

FIRST BAPTIST CHURCH

#### Review Type

RUD Conceptual Plan

#### Property Characteristics

- Site Location: N. of 8 Mile Rd. and W. of Garfield Rd.
- Site Size: 48.847 acres
- Plan Date: 06/18/15

#### Project Summary

- Construction of an approximately 38 lot residential development. Site access would be provided by a Private roadway from 8 Mile Rd.
- Water service would be provided by an extension from the proposed Ballantyne water main along the north side of 8 Mile Rd. and looping to the Ballantyne water main, along with 8 additional hydrants.
- Sanitary sewer service would be provided extension from the proposed Ballantyne sanitary sewer along the north side of 8 Mile Rd.
- Storm water would be collected by a single storm sewer collection system and detained in two on-site retention pond.

#### Recommendation

**Approval of the Revised Concept Plan and the Preliminary Storm Water Management Plan is recommended.**

#### Comments:

The Concept Plan does meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

**Additional Comments** (to be addressed prior to the Final Site Plan submittal):

General

1. Provide the distance from 8 Mile to the emergency access. **If this distance exceeds 1500 feet a variance from Section 11-194 (a) (7) of the Novi City Code will be required.** This request must be submitted under a separate cover.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
5. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
6. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).

Water Main

7. Provide a profile for all proposed water main 8-inch and larger.
8. The water main stub to the west shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
9. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

10. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
11. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

12. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
13. Match the 0.80 diameter depth above invert for pipe size increases.
14. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
15. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
16. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
17. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
18. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

19. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
21. Provide an access easement for maintenance over the storm water retention system and any pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
22. Provide supporting calculations for the runoff coefficient determination.
23. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).
24. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
25. Provide a minimum 25 foot wide vegetated buffer around the perimeter of the basin.

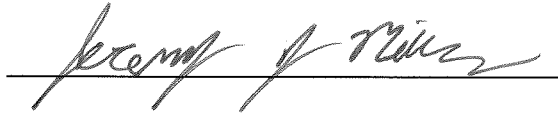
Paving & Grading

26. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter or **provide a variance application from Appendix C Section 4.04 (A) (1) of Novi City Code**. This request must be submitted under a separate cover.
27. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
28. Provide the standard Type 'M' approach at the 8 Mile Rd. intersection.



29. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
30. Provide permanent hard surface pathways in place of the proposed woodchip pathways.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in black ink, appearing to read "Jeremy Miller", is written over a horizontal line.

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Sri Komaragiri, Community Development  
Sabrina Lilla, Water & Sewer

## Landscape Review



# PLAN REVIEW CENTER REPORT

March 16, 2015

## RUD Conceptual Plan - Landscaping

### Covington Estates Residential Unit Development

#### Review Type

Conceptual Site Plan Landscape Review for RUD

#### Property Characteristics

- Site Location: East side of Dixon Road, north of 12 Mile Road
- Site Zoning: RA
- Adjacent Zoning: RA
- Plan Date: 2/27/2015

#### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

#### Summary

Conceptual plan mostly compliant with city ordinances. No significant problems with layout or plantings.

#### **EXISTING ELEMENTS**

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. Need to indicate whether utilities are overhead.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2) )

1. Shown.
2. **Critical root zones (1' beyond dripline) need to be shown for trees to be saved.**
3. **Mark clearly which trees are to be removed.**

Existing Trees Protection (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2) )

1. **Add City of Novi Tree Protection Detail with fencing located at Critical Root Zone (1 foot outside of dripline).**

#### **LANDSCAPING REQUIREMENTS**

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. **Proposed berm is not minimum of 4' tall. Berm should vary vertically and horizontally. Add contour labels to grading shown.**
2. **Need calculations to show proposed plantings meet requirements.**
3. **Identify which plantings are intended to meet which requirement (buffer vs. street trees).**
4. **Add berm cross section detail showing representative height, width and planting.**

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. **Street tree calculations are incorrect. Street tree requirements for corner lots need to be based on frontage of each side. As an example, lot 32, which has frontage of approximately feet of 225 feet on the street and 150 feet on the cul-de-sac, has a total street tree requirement of 9 trees, not 4 as indicated. Also, lots 1 and 38 should have 5 trees each, not 3. Please correct the calculations and place the correct number of trees on the plan.**
2. **15 Street trees are required for Eight Mile Road (1 tree per 35 feet of frontage).**
3. **Relocate trees at street corners so they are no closer than 35' from the intersection of the street curb line intersection.**

Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

1. Not applicable

Woodland Replacement Trees (Chapter 37 – Woodlands Protection Sec 37-8.)

1. **Indicate which proposed trees are woodland tree replacements.**

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. **Clusters of shrubs are required to cover 70-75% of the basin rim area at and above the high water elevation of the basin. Please add the high water line to the plan and locate shrubs closer to the line.**
2. **The basin bottom is to be planted with native grasses or groundcover to discourage waterfowl. Please add seeding to basin bottom and show seed mix.**

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

1. NA – no utility boxes or hydrants are shown. If utility boxes are added, please add the required screening landscaping.

Trees near overhead utilities (LDM 3.e)

1. **Label/dimension the distance from overhead utilities near proposed trees.**

Landscape Tree Credit (LDM 3.b.(d))

1. **Not provided and not required, but applicant may want to see if they can benefit from provision.**

## **OTHER REQUIREMENTS**

Plant List (LDM 2.h. and t.)

1. Acceptable.
2. Cornus rubra should be Cornus florida f. Rubra.
3. If possible, please replace Acer platanoides with a different species from the Novi Street Tree list that isn't as invasive. Possible substitutions are Celtis occidentalis, Liriodendron tulipifera, Quercus rubra, Gleditsia triacanthos, Valley Forge Elm, Ostrya virginiana, or Zelkova serrata.

Planting Notations and Details (LDM)

1. Most landscape notes meet City of Novi requirements. **Please add the note stating that there should be a minimum of 1 cultivation in planted areas in June, July and August for the 2-year warranty period.**
2. **Please add note stating that plant materials should not be planted within 4 feet of property line.**
3. **Please add symbols or other notation calling out which proposed/existing trees are being used to satisfy each requirement.**
4. **Specify color of mulch as "natural" in Evergreen tree planting detail.**

Cost estimates for Proposed Landscaping (LDM 2.t.)

1. Provided.
2. **Please change unit values for the following:**
  - a. Sod should be \$6.00/sy
  - b. Seed should be \$3.00/sy
3. **Mulch should also include required mulch for tree and shrub plantings and any other area where mulch will be the ground cover.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

1. Shown. **Please show berm contours more clearly (this can be on the grading plan).**

Snow Deposit (LDM.2.q.)

1. **Indicated area for snow deposit in cul-de-sac island is not acceptable as there is significant landscaping in that area.**

Corner Clearance (Zoning Sec 5.9)

1. Provided.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



---

Rick Meader – Landscape Architect

## Traffic Review



March 20, 2015

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. 10 Mile Road  
Novi, MI 48375

**SUBJECT: Covington Estates, Traffic Review for Conceptual Plan Submission  
JSP15-0002**

Dear Ms. McBeth,

URS has completed our review of the conceptual plan submission for the above referenced applicant. Our comments are as follows:

**1. General Comments**

- a. The applicant, Biltmore Land, LLC, is proposing to develop 48.85 acres near 8 Mile Road and Garfield Road in the City of Novi.
- b. The applicant is proposing a single family residential development of 38 units with a RUD option (a special land use within RA zoning).

**2. Potential Traffic Impacts** - The proposed development is not expected to generate traffic volumes heavy enough to warrant any additional traffic impact studies.

**3. General Plan Comments** – The proposed development appears to be in compliance with the traffic engineering aspects of the City of Novi Code of Ordinances and URS offers the following comments.

- a. The development proposes to include 5' sidewalks adjacent to all development roadways, which is in compliance with the City ordinances.
- b. The development proposes to include an 8' sidewalk along the 8 Mile Road property line, which is in compliance with the City ordinances.
- c. The development proposes three cul-de-sacs and the detailed design shows they are in compliance with the City ordinances.
- d. The proposed access to the site is provided by a boulevard design. The 21' width of the lanes entering and exiting the site do not meet the City's standard range of 22' – 27'. The applicant should also provide the dimension from the edge of roadway to the beginning of the island.
- e. At the entrance to the development, sight distance dimensions and driveway spacing dimensions are in compliance with the City ordinances.
- f. **The applicant plans to submit a variance due to the excessive length from 8 Mile Road to emergency access, as well as for the exclusion of a stub street to the west of the site. The variance was not provided and therefore not reviewed as part of this submittal.**
- g. An emergency access road is proposed that connects to the



development to the east. The applicant should provide dimensions and details for this access road in further submittals.

- 4. Signing and Pavement Marking** - The conceptual plan set did not include signing and pavement marking details. The applicant should consider including such details in the Preliminary Site Plan submittal.

The conceptual plans as submitted were reviewed to the level of detail provided and additional information is required to fully review the traffic-related elements. URS recommends **approval** of the concept plans with the condition that the applicant will address the comments within this letter in the preliminary plans submission and that the responses to the comments are acceptable to the City and in conformance with City requirements and standards.

Sincerely,

**URS Corporation Great Lakes**

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE  
Manager, Traffic Engineering and ITS Engineering Services



## Woodland Review

March 24, 2015

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Covington Estates (JSP15-0002)  
Woodland Review of the RUD Conceptual Plan (PRUD15-0001)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the RUD Conceptual Plan for the proposed Covington Estates project prepared by Fazal Khan & Associates, Inc. dated February 27, 2015 (Plan). ECT visited the site on Tuesday, March 17, 2015 for the purpose of a Woodland Evaluation. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

The proposed development is located north of Eight Mile Road and west of Garfield Road in Section 31. The proposed development includes the construction of a 38-unit residential development, associated roads, utilities and a storm water retention basin. The majority of the proposed project site is currently idle agricultural field. It should be noted that the proposed development would be located just west of the proposed Ballantyne residential development, which is to be developed at the northwest corner of Eight Mile Road and Garfield Road.

What follows is a summary of our findings regarding on-site woodlands and proposed woodland impacts associated with the proposed project.

### **Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, March 17, 2015. At that time, ECT found that the *Boundary and Topographic Survey Plan* (Sheet 2) and the *Tree Survey* appeared to accurately depict the location, species composition and the size of the existing trees. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 49 acres with regulated woodland mapped across a small portion of the property. These mapped, regulated woodlands are located in the northwest portion of the site, near existing Wetland A (see Figure 1). On-site trees consist of black walnut (*Juglans nigra*), box elder (*Acer negundo*), shagbark hickory (*Carya ovata*), American basswood (*Tilia americana*), white ash (*Fraxinus americana*), eastern cottonwood (*Populus deltoides*), American elm (*Ulmus americana*) and several other species.

The *Tree Survey* on Sheet 2 of the Plan includes approximately 100 surveyed trees. Many of the surveyed trees appear to be outside the property boundaries (mainly along the west side of the site). As noted above, for the most part the majority of the proposed project site is currently idle agricultural field and lacks trees. It should be noted however that after our woodland evaluation and review of the *Tree Survey* submitted by the applicant's woodland consultant, there are six (6) trees on-site that meet the minimum caliper size for designation as a specimen tree (Section 37-6.5). These trees include:

- Tree #420, 25" black walnut ( $\geq 24"$ , the minimum caliper size for specimen trees);
- Tree #437, 34.5" red maple ( $\geq 24"$ , the minimum caliper size for specimen trees);
- Tree #2740, 25" Bitternut hickory ( $\geq 24"$ , the minimum caliper size for specimen trees);
- Tree #2741, 28"/33" black walnut ( $\geq 24"$ , the minimum caliper size for specimen trees);
- Tree #2743, 31.5" black walnut ( $\geq 24"$ , the minimum caliper size for specimen trees);
- Tree #2744, 31.5" black walnut ( $\geq 24"$ , the minimum caliper size for specimen trees);

### **Proposed Woodland Impacts**

While the *Tree Survey* (list) on the *Boundary and Topographic Survey Plan* (Sheet 2) does not appear to indicate which trees are proposed for removal, the Concept RUD Plan (Sheet 3) indicates that a total of three (3) trees will be removed;

- Tree #2737, 8" diameter black cherry (requires 1 Woodland Replacement Credit);
- Tree #2744, 32" diameter black walnut (requires 4 Woodland Replacement Credits);
- Tree #2745, 17" diameter black walnut (requires 2 Woodland Replacement Credit).

Also, of the six (6) total trees that appeared meet the minimum caliper size for designation as a specimen tree (Section 37-6.5), the Plan indicates the proposed removal of one (1) of these trees (approximately 17% of the potential specimen trees). The Applicant should be aware of the City's

Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

*“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission”.*

**Woodland Comments**

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. The *Tree Survey* on the *Boundary and Topographic Survey* Plan does not clearly indicate which of the surveyed trees are proposed for removal. The *Tree Survey* should be revised to indicate which trees are being removed and how many Woodland Replacement credits are required for each removal.
2. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.
3. It is currently not clear if the seven (7) required Woodland Replacement credits will be provided on-site. The Plan should be reviewed and revised as necessary in order to provide clarification.
4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable.
5. A Woodland Permit from the City of Novi would be required for proposed impacts to any existing trees 8-inch d.b.h. or greater located within areas designated as regulated woodland. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater (deciduous) or 7-foot tall (evergreen).
6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

7. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site or otherwise accounted for.

Covington Estates (JSP15-0002)  
Woodland Review of the RUD Conceptual Plan (PRUD15-0001)  
March 24, 2015  
Page 4 of 7

8. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

**Recommendation**

ECT recommends approval of the RUD Conceptual Plan for woodlands. We recommend that the Applicant address the items noted above under "Comments" in subsequent site plan submittals.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Stephanie Ramsay, City of Novi, Customer Service

Attachments: Regulated Woodlands & Wetlands Map (Figure 1)  
Site Photos



**Figure 1.** City of Novi Regulated Woodlands & Wetlands Map (accessed March 23, 2015). Regulated wetland areas are shown in blue and regulated woodland areas are shown in green. The approximate project boundary is shown in red.

### Site Photos





**Photo 1.** Looking west towards area of proposed tree removals (Tree #TT2744 and #TT2745), ECT, March 17, 2015.



**Photo 2.** Tree #2737, 8-inch black cherry, to be removed (ECT, March 17, 2015).





**Photo 3.** Looking northwest at Tree #2738 through #2742, all to be preserved during development (ECT, March 17, 2015).



**Photo 4.** Looking east at Tree #2738 through #2742, all to be preserved during development (ECT, March 17, 2015).



## Wetland Review

March 24, 2015

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Covington Estates (JSP15-0002)  
Wetland Review of the RUD Conceptual Plan (PRUD15-0001)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the RUD Conceptual Plan for the proposed Covington Estates project prepared by Fazal Khan & Associates, Inc. dated February 27, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT visited the site on Tuesday, March 17, 2015 for the purpose of a Wetland Boundary Verification.

The proposed development is located north of Eight Mile Road and west of Garfield Road in Section 31. The proposed development includes the construction of a 38-unit residential development, associated roads, utilities and a storm water retention basin. The majority of the proposed project site is currently idle agricultural field. It should be noted that the proposed development would be located just west of the proposed Ballantyne residential development, which is to be developed at the northwest corner of Eight Mile Road and Garfield Road.

**Wetlands and Proposed Wetland Impacts**

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands Map, it appears as if this proposed project site contains one (1) area of existing wetland. This wetland (Wetland A) is an emergent and scrub/shrub wetland located in the northwest corner of the property (see Figure 1 and Site Photos, attached). The dominant vegetation found in the wetland included reed canary grass (*Phalaris arundinacea*) and silky dogwood (*Cornus amomum*). Dominant vegetation observed within the upland adjacent to Wetland A included black walnut (*Juglans nigra*), black cherry (*Prunus serotina*), prickly ash (*Zanthoxylum americanum*) and corn (*Zea mays*). The overall on-site wetland acreage does not appear to be provided on the Plan. The applicant should provide this information on subsequent site plan submittals. The wetland delineation was completed by ASTI Environmental on December 5, 2014. Wetland boundary flagging (pink survey ribbon) was apparent at the time of our site inspection and the wetland boundary appears to have been accurately depicted on the Plan.

The current Plan appears to propose preservation of this wetland in its entirety as well as the preservation of the associated 25-foot wetland setback. Previous iterations of the Plan appeared to show proposed storm water storage within Wetland A and potential wetland or wetland buffer impacts for the construction of the proposed storm water outfall.

**Permits and Regulatory Status**

Wetland A appears to be considered essential by the City as it meets one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.). These wetlands do not appear to be MDEQ regulated, as they are not within 500-feet of an inland lake, pond, stream or river and are not greater than 5 acres in size. If however, impacts to Wetland A were proposed, it should be noted that it would be the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of the wetland would need to be made by MDEQ if wetland impacts are proposed.

The project as proposed does not appear to require a City of Novi *Wetland Use Permit* or an *Authorization to Encroach the 25-Foot Natural Features Setback* because the current site Plan appears to avoid impacts to the wetland and 25-foot setback.

**Comments**

Please consider the following wetland comments when preparing subsequent site plan submittals:

1. Although there are no wetland impacts associated with the proposed site development plan, the plan should indicate the overall acreage of the on-site wetland.
2. The Plan should indicate and quantify any proposed impacts to Wetland A or its 25-foot wetland setback, *if applicable*. The plan does not currently propose any impacts to these natural features.

**Conclusion**

The site appears to contain one area of City of Novi Regulated Wetland (Wetland A). The wetland is considered regulated by the City and any proposed impacts would require a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. The current Plan does not propose any impacts to on-site wetland or 25-foot wetland setback. Unless changes to the plan are proposed that introduce wetland or wetland buffer impacts, no further wetland review is necessary.

Covington Estates (JSP15-0002)  
Wetland Review of the RUD Conceptual Plan (PRUD15-0001)  
March 24, 2015  
Page 3 of 6

**Recommendation**

ECT recommends approval of the RUD Conceptual Plan for wetlands. We recommend that the Applicant address the items noted above under "Comments" in subsequent site plan submittals. Again, unless changes to the plan are proposed that introduce wetland or wetland buffer impacts, no further wetland review is necessary.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Stephanie Ramsay, City of Novi, Customer Service

Attachments: Regulated Woodlands & Wetlands Map (Figure 1)  
Site Photos



**Figure 1.** City of Novi Regulated Woodlands & Wetlands Map (accessed March 23, 2015). Regulated wetland areas are shown in blue and regulated woodland areas are shown in green. The approximate project boundary is shown in red.



**Site Photos**



**Photo 1.** Looking west towards Wetland A along northern site boundary (ECT, March 17, 2015).



**Photo 2.** Looking southeast at Wetland A (ECT, March 17, 2015).





**Photo 3.** Looking south at Wetland A (ECT, March 17, 2015).



**Photo 4.** Scrub-shrub edge of Wetland A (ECT, March 17, 2015).

## Fire Review





DATE: January 14th, 2015

**Revised : March 13, 2015**

TO: Barbara McBeth- Deputy Director of Community Development  
Kristen Kapelanski- Plan Review Center  
Sri Komaragiri- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrod S. Hart

RE: Covington Estates

PSP# 15-0001 (PRUD)

**Project Description:** Residential unit development

**Comments:**

1. Emergency access must follow standards below.
2. Main entrance gate- Will provide further details concerning entrance gates, which follow city ordinances below.
3. Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
4. Prior to construction above the foundation of all multi-residential buildings and single family dwellings, all roads are to be paved.
5. Prior to construction above the foundation of non-residential buildings, an all-weather access road capable of supporting 35 tons shall be provided.

**Recommendation:**

1. When the property has limited frontage along external arterials, or topographic conditions on the external arterials reduce sight line distances so that a secondary access point cannot be established which will provide safe ingress and egress, the City shall require access roads for emergency vehicles, where feasible. A secondary access driveway shall be a minimum of eighteen (20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. Minimum easement width for secondary access driveways shall be twenty-five (25) feet. A permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and

**Novi Public Safety Administration**  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. (D.C.S. Sec 11-194 (a)(19))

2. Entrances to public and private roadways shall not have locked gates, cables or barricades that would impede fire apparatus response. (Fire Prevention Ord.)

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland". The signature is written in a cursive, flowing style.

Andrew Copeland – FPO/Inspector II - CFPE  
City of Novi – Fire Dept.

cc. FPO. Paul Mullett – CFPE training  
cc. FPO. Matt Marken – CFPE training

## RUD Narrative

**Covington Estates**  
SE ¼ Section 31  
Parcel Nos. 22-31-400-011 and 012  
Project Narrative / Written Statements

Proposed Covington Estates is located north of 8 Mile Road, west of Garfield Road, and is a proposed 38 unit single family Residential Unit Development (RUD) on 48.85 acres. The proposed RUD is consistent with recent and proposed development in the area. The full intent of the developer is to provide a quality upscale development while still preserving the natural features of the site and providing active recreation for the residents.

The 38 units are each a minimum of 0.5 acre in size, with a minimum width of 120 feet, consistent with the requirements. Four units are proposed with a size of a minimum of 1.0 acre, conforming to the underlying zoning of R-A. The proposed density is 0.78 units per acre, also consistent with Section 2402 (Residential Unit Developments). The remainder of the site acreage is intended to be open space. The proposed homes are intended to be high-end construction, with a minimum size of 3,200 square feet, and the expected home cost is between \$800,000 and \$1,100,000. The resultant population will consist of a conventional family population, with an anticipated total of 152 people.

A proposed 8,940-foot (1.69 miles) walking trail with features is intended within the open space to provide active recreation for the residents. The trail is to remain unpaved and be constructed of natural materials, consisting of compacted fine grade stone to remain quiet and unobtrusive for the residents. Many of the premier trails of Oakland County are constructed of these materials including the Polly Ann Trail, the Paint Creek Trail, and the Clinton River Trail. Other items that will encourage the active recreation on the trail include benches, bird houses, and quarter-mile marker signage. In addition, the property contains a 115 foot wide by 1,100 foot deep park area (2.90 acre) which extends to Garfield Road along the north property line. This open park area is intended for both active and passive recreation. A paved pathway connection is provided through this park to Garfield Road, which will encourage further active pedestrian and bicycle recreation and a larger pathway loop. The future homeowner's association may wish to consider additional activity-specific areas along the path including badminton or volleyball courts, bocce ball or horseshoe courts, residential garden plots, or a picnic area. Instead of providing amenities that may not be desired by the residents and as a result not properly maintained, it is best that the homeowner's association determine those amenities.

The site is naturally undulating, with grades ranging from elevation 958 to elevation 976. The site is mostly clear, with a small non-regulated wetland, and a small woodland that is contiguous to a woodland on the parcel to the west near the northwest corner of the site. The wetland and woodland area is to be preserved. The predominant existing onsite soils consist of fox sandy loam.

The developer has analyzed market and development trends in the vicinity, and has determined that the proposed lot sizes and amenities are desired by future residents.

The proposed schedule of development is to complete site planning and engineering in 2015, with construction to begin in early 2016. Home construction would begin in the summer of 2016.

The benefit of the proposed RUD over a conventional site plan conforming to the R-A designation is that open space can be provided both for the preservation of the natural features on site, and for the recreation and enjoyment of the residents.

The permanent preservation of the woodland and wetland (natural features), as well as the maintenance and preservation of the remaining open space will be addressed in the Master Deed and Bylaws of the development. The maintenance of the open spaces will be the responsibility of the Homeowner's Association, and will be outlined in the Master Deed and Bylaws.

**Applicant Response Letter**

# **FAZAL KHAN & ASSOCIATES, INC.**

Civil Engineers & Land Surveyors

Fazlullah M. Khan, P.E., MSCE  
Donald H. King, P.S.  
Carol P. Thurber, P.E., CFM  
Shannon L. Filarecki, P.E.  
Thomas R. DeHondt, P.E.

July 27, 2015

City of Novi  
Community Development  
Attn: Sri Ravali Komaragiri  
45175 West 10 Mile Road  
Novi, MI 48375

RE: Proposed Covington Estates RUD  
SE ¼ Section 31, 8 Mile Road west of Garfield Road  
FKA Job No. 14-031

Dear Ms. Komaragiri:

We received your email dated July 13, 2015, and we are pleased to submit our drawings for the Planning Commission meeting of August 8. Enclosed please find plans and the following documents:

- Project Narrative / Statement per 3.29.7F
- Request for Variance

As requested, we are addressing all comments from all review letters received. We have the following comments:

Planning comments:

1. As noted above, a written statement (Project Narrative) explaining in detail the full intent of the applicant as explained in section 3.29.7F is enclosed.
2. The anticipated population is addressed in the enclosed Project Narrative.
3. A proposed entrance light is indicated on the Site Plan to be included in the boulevard near the entrance.
4. The applicant will contact Richelle Leskun to discuss the development and street names.
5. Additional information regarding the DUA calculation is added to the Site Plan. The 8 Mile Road right of way area is indicated (however it was not part of the property acreage per legal description).
6. The additional information to support the deviation of a maximum of 1,300 feet to the emergency access is enclosed. Our office only has a stripped-down .pdf file of the Ballantyne development, however a complete site plan set should be on file with the City of Novi.
7. The sidewalks connecting to public sidewalks are indicated to be paved. The recreational pathway is increased to eight feet wide. As indicated in the Project Narrative, the intent of the trail is to remain quiet and unobtrusive for the residents, and is indicated to remain unpaved and be constructed of natural

- materials, consisting of compacted fine grade stone, similar to many of the trails within the Oakland County trail system.
8. Further details regarding the functional use recreation areas are provided in the Project Narrative.
  9. The topographic survey indicates the trees that to be removed.
  10. The proposed walking / bike path is indicated to be of a pervious hard material (compacted fine grade stone) to remain quiet and unobtrusive for the residents. Many of the premier trails of Oakland County are constructed of these materials, including the Polly Ann Trail, the Paint Creek Trail, and the Clinton River Trail.
  11. Additional amenities are proposed along the walking trail, including benches, bird houses, and quarter-mile marker signage.
  12. Additional contours and grades for the pathway adjacent to the storm water basins are included on the storm water management plan. The path will not have a cross slope exceed five (5) percent.
  13. It is indicated on the Utility Plan that the developer must extend sanitary sewer and water main to the site in the event that the construction has not yet been completed from Garfield Road to the site.
  14. Enclosed please find the Design Construction Standards Variance request for the deviation for the requirement of stub streets to the west at 1,300 foot intervals.

Engineering comments:

General:

1. A request for a variance from Section 11-194(a) of the Novi City Code is enclosed. The proposed emergency access is indicated to line up exactly with the emergency access drive for the adjacent site (Ballantyne). Placing an emergency access point at another location would result in the emergency access ending at the rear of a unit within the proposed Ballantyne development.
2. A note will be provided on the plans that all work shall conform to the current City of Novi standards and specifications prior to Final Site Plan submittal.
3. A traffic control sign table listing the quantities of each sign type proposed for the development and a note along with the table stating all traffic signage will comply with the current MMUTCD standards will be provided prior to Final Site Plan submittal.
4. A construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed will be provided prior to Final Site Plan submittal.
5. A note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review will be provided prior to Final Site Plan submittal.
6. The City standard detail sheets will be provided with the Stamping Set submittal.

Water Main:

7. A profile for all proposed water main 8" and larger will be provided prior to Final Site Plan submittal.
8. The water main stub to the west will terminate with a hydrant followed by a valve in well will be indicated prior to Final Site Plan submittal.



9. Three sealed sets of revised utility plans along with the MDEQ permit application for water main construction and the Streamlined Water Main Permit Checklist will be provided prior to Final Site Plan submittal.

Sanitary Sewer:

10. A testing bulkhead immediately upstream of the sanitary connection point, with a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point and a secondary watertight bulkhead in the upstream side of this structure will be indicated prior to Final Site Plan submittal.
11. Seven sealed sets of revised utility plans along with the MDEQ permit application for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Checklist will be provided prior to Final Site Plan submittal.

Storm Sewer:

12. A 0.1 foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs will be indicated prior to Final Site Plan submittal.
13. The match of 0.80 diameter depth above the invert for pipe size increases will be indicated prior to Final Site Plan submittal.
14. Storm manholes with differences in invert elevations exceeding two feet will contain a 2-foot deep plunge pool and will be indicated prior to Final Site Plan submittal.
15. A four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin will be indicated prior to Final Site Plan submittal.
16. A label for all inlet storm structures on the profiles will be indicated prior to Final Site Plan submittal. We understand that inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
17. A label for the 10-year HGL on the storm profiles will be indicated prior to Final Site Plan submittal. It will be ensured that the HGL will remain at least 1-foot below the rim of each structure.
18. A schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan will be indicated prior to Final Site Plan submittal. Round castings will be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

19. The Storm Water Management Plan will be designed in accordance with the Storm water Ordinance and Chapter 5 of the new Engineering Design Manual.
20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures will be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment) will be indicated prior to Final Site Plan submittal. It will be verified that the access route does not conflict with proposed landscaping.
21. An access easement for maintenance over the storm water retention system and any pretreatment structures will be provided prior to Final Site Plan submittal. Additionally, an access easement to the retention area from the public road right of way will be indicated prior to Final Site Plan submittal.

22. Supporting calculations for the runoff coefficient determination will be indicated prior to Final Site Plan submittal.
23. A runoff coefficient of 0.35 will be used for all turf grass lawns.
24. There is no proposed permanent water surface elevation provided in the retention basin in response to the previous reviews, so the required 4-foot wide safety shelf one foot below the permanent water surface elevation within the basin cannot be provided.
25. The required 25 foot wide vegetated buffer around the perimeter of the retention basins will be indicated prior to Final Site Plan submittal.

#### Paving and Grading

26. A variance for the stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter will be sought. A variance application obtained from Appendix C Section 4.04(A) (1) of the Novi City Code will be submitted under separate cover.
27. Top of curb/walk and pavement/gutter grades to indicate the height of curb will be provided prior to Final Site Plan submittal.
28. The standard Type "M" approach at the 8 Mile Road intersection will be indicated prior to Final Site Plan submittal.
29. A note stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the development will be indicated prior to Final Site Plan submittal.
30. No wood chip pathways are indicated in the development with the RUD plan submittal. As indicated in previous submittals and the Narrative, the non-paved pathways are to consist of compacted fine grade stone.

#### Landscape Comments:

A preliminary landscape plan is provided for conceptual purposes. The remaining landscape plan comments will be addressed with Preliminary Site Plan submittal as follows:

1. Critical root zones are indicated for the trees to be saved on the Landscape plan.
2. The removed trees are clearly marked on the topographic survey
3. The City of Novi Tree Protection Detail is indicated on Sheet L-3.
4. The proposed berm adjacent to 8 Mile Road will be a minimum of 4' tall. The berm will vary vertically and horizontally. Contour labels will be added to the Grading Plan and the Landscape Plan.
5. Calculations will be provided to verify that the proposed plantings meet requirements.
6. It will be identified which plantings are intended to meet which requirements (buffer vs. street trees).
7. A berm cross section detail showing representative height, width and planting will be provided.
8. Street tree calculations will be revised to include the frontage of each side for corner lots.
9. 15 Street trees will be indicated for Eight Mile Road.

10. Trees at street corners will be relocated so that they are no closer than 35 feet from the intersection of the street curb line intersection.
11. It will be indicated which proposed trees are woodland tree replacements.
12. The high water line for the retention basins will be added and the clusters of shrubs will be located closer to that line.
13. The retention basin bottom(s) will be indicated to be planted with native grasses or groundcover to discourage waterfowl. Seeding will be indicated for the basin bottom and the seed mix will be indicated.
14. The dimension of the distance from overhead utilities near the proposed trees will be indicated.
15. A note will be added stating that there should be a minimum of 1 cultivation in planted areas in June, July and August for the 2-year warranty period.
16. A note will be added stating that plant materials should not be planted within 4 feet of the property line.
17. Symbols or other notation will be added calling out which proposed / existing trees are being used to satisfy each requirement.
18. The color of mulch will be specified as "natural" in the Evergreen tree planting detail.
19. The unit values for Sod will be \$6.00 / sy, and the Seed will be \$3.00 / sy.
20. Mulch quantities will also include the required mulch for tree and shrub plantings in any other area where mulch will be the ground cover.
21. An acceptable area for snow deposit in the cul-de-sac will be indicated.

Woodland / Wetland Comments:

1. The overall acreage of the on-site wetland is indicated on the Site Plan and the Topographic Survey.
2. There are no impacts to Wetland A or its 25 foot wetland setback.
3. The Tree Survey indicates the trees indicated for removal. The Woodland Replacement Credits will be indicated on the Site Plan submittal.
4. It is intended to provide preservation / conservation easements for the woodland area.
5. The required Woodland Replacement credits will be provided on site. If possible, woodland conservation easements will be provided for the areas containing woodland replacement trees.
6. A woodland permit for impacts to any existing trees 8-inch dbh or greater within areas designated as regulated woodland will be applied for. Currently, there are no impacts anticipated within the regulated woodland area.
7. A Woodland Replacement financial guarantee for the planting of replacement trees will be provided if required.
8. The applicant will pay the City of Novi Tree Fund a value of \$400/credit for any woodland Replacement tree credits that cannot be placed on site.
9. Replacement material will not be located within 10 feet of built structures or edges of utility easement no over underground structures / utilities or within the easements. Replacement tree spacing will follow the "Plant Material Spacing Relationship Chart for Landscape Purposes".

Traffic Engineering Review:

1. The lanes entering and exiting the site will be increased to be within the standard range of 22' to 27' to meet the City Standard. A dimension from the edge of roadway to the beginning of the island will be provided.
2. The variance application for the excessive length from 8 Mile Road to the emergency access was previously submitted. Enclosed is a copy of the application. An application for variance for the exclusion of a stub street to the west of the site will be sought.
3. Dimensions and details for the emergency access road will be provided in future submittals.

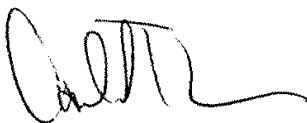
Fire Department:

1. The emergency access will follow the standards listed in D.C.S Sec 11-194 (a)(19).
2. Further details regarding the Main entrance gate, following City ordinances, will be provided in future submittals.
3. It will be noted on the plans that water mains and fire hydrants shall be installed prior to construction above the foundation.
4. It will be noted that all roads are to be paved prior to construction above the foundation.
5. A secondary access designed to support a vehicle of thirty-five tons within a minimum easement width of 25 feet will be provided. A permanent "break-away" gate will be provided at the access driveway's intersection with the public roadway. Proper signage will be provided.
6. The entrances to public and private roadways will not have locked gates, cables or barricades that would impede fire apparatus response.

We believe that we have addressed all of the necessary comments pertaining to the RUD from the correspondence dated March 27, 2015, as well as the Engineering Comments received July 13, 2015.

Sincerely,

FAZAL KHAN & ASSOCIATES, INC.



Carol P. Thurber, PE, CFM

Enclosure(s): Written Statement / Project Narrative  
Dimensional Variance Form for Emergency Access  
Request for Variance – Design & Construction Standards

Cc: David Stollman, Biltmore Land, LLC  
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